

17.54.050 Off-street parking standards.

A. Purpose and Intent. The requirements for off-street parking established by this section are intended to minimize traffic congestion and hazards to motorists and pedestrians, to provide safe and convenient vehicular access to all land uses, and to make the appearance of parking areas more compatible with surrounding land uses.

B. Type and Location of Parking Required. All approved land uses shall be designed and developed so as to provide the type and number of off-street parking spaces required by Section 17.54.060 (Parking space requirements by land use), and shall be designed as required by Section 17.54.070 (Design and improvement of parking). All parking spaces required by this section shall be located on the same site as the use for which parking is required, except as otherwise allowed by Section 17.54.075 (Off-site parking).

1. Standard Parking Spaces. Parking spaces designed pursuant to the provisions of Section 17.54.070 to accommodate full-sized or compact passenger vehicles shall be provided as required by Section 17.54.060.

2. Disabled Accessible Parking. Parking lots shall include the number of disabled accessible parking spaces as required by Title 24 of the California Code of Regulations. Such spaces shall be designed as required by Section 17.54.070(F). Disabled spaces count toward the total number of parking spaces required by Section 17.54.060.

Total Number of Spaces on Site	Number of Accessible Spaces Required
1 – 25	1
26 – 50	2

Total Number of Spaces on Site	Number of Accessible Spaces Required
51 – 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1,000	2% of the total # of spaces
1,001 and over	20, plus one accessible space for each 100 required or proposed parking spaces, or fraction thereof over 1,001

Note: When less than five parking spaces are provided at buildings and facilities subject to these regulations, one shall be fourteen (14) feet (4267 mm) wide and lined to provide a nine-foot (2743 mm) parking area and a five-foot (1524 mm) loading and unloading area. However, there is no requirement that the space be reserved exclusively for use by persons with disabilities only.

This table reflects the requirements of Table 11B-7 of the Uniform Building Code at the time the current edition of the zoning ordinance was printed. Applicants should refer to the most recent version of the UBC regulations to determine if these requirements have changed.

3. Company Vehicles. Commercial or industrial uses shall provide one parking space for each company vehicle which is parked on the site during normal business hours. The space may be located within a building.

4. Bicycle Racks. Parking lots with twenty (20) or more spaces shall provide

one bicycle rack for each twenty (20) parking spaces required by this section. Bicycle racks shall be designed to provide a minimum of four bicycle spaces in each rack, and so that a bicycle can be locked to the rack.

5. Accessibility and Usability. All required off-street parking spaces shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times, except when the closure of such parking areas is authorized by the development review committee or the sheriff's office in order to provide for the security of the property in question or for public safety purposes. The usability of required parking spaces shall be maintained as follows:

a. Required off-street parking spaces and driveways shall not be used for any purpose that at any time would preclude the parking of motor vehicles.

b. No owner or tenant shall lease, rent, or otherwise make a parking space required by this chapter unavailable to the intended users of the parking space. (Ord. 5126-B (part), 2001)

17.54.060 Parking space requirements by land use.

The number of off-street parking spaces required for the land uses identified by Section 17.06.050 (Land use and permit tables) and Sections 17.06.060 et seq., (Zone District Regulations) shall be as provided by this subsection, except where parking requirements are established by Article 17.56 (Specific Use Requirements) for a specific use.

A. Interpretation of Parking Requirements. The requirements in subsections B and C of this section shall be interpreted according to the following provisions:

1. Uses Not Listed. The number of parking spaces required for land uses not listed in subsection B that do not have parking requirements set by Article 17.56 (Specific Use Requirements), shall be the same as is

required for the use determined by the planning director to be most similar; except that the planning commission or zoning administrator shall determine the number of spaces required for such use where a conditional use permit, a minor use permit or an administrative review permit is required.

2. New Buildings Without Tenants. If the type of rental tenants that will occupy a commercial, office or industrial building are not known at the time of land use or building permit approval, the amount of parking to be provided shall be:

a. The maximum number of parking spaces required by subsection B for any land use allowed on the site by the applicable zoning, provided that the planning director determines the proposed building as designed can reasonably accommodate such use, and a zoning clearance or administrative review permit is needed to authorize the use.

b. As determined by the zoning administrator or planning commission, when a minor use permit or conditional use permit is required for the proposed use.

3. Mixed Use Sites. Where a site contains more than one principal use (such as a shopping center), the amount of parking to be provided shall be the total of that required for each individual use, except as otherwise provided by subsection D of this section (Adjustments to Required Parking).

4. Mixed Function Buildings and Storage Areas.

a. Where a building occupied by a single use (or separate tenancy rental space within a building) contains several functions, such as sales, office and storage areas, the amount of parking to be provided shall be as required by subsection B for the principal use, for the gross floor area (total area of all internal functions).

b. When accessory storage areas associated with a principal use will be larger

than two thousand (2,000) square feet, the required parking ratio for such areas shall be as specified by subsection (B)(7) of this section for warehousing, instead of that required for the principal use.

5. Changes in Use. Whenever the occupancy or use of any site that is not in compliance with the off-street parking requirements of this chapter is changed to a different use or the existing use is altered, enlarged, or intensified, off-street parking shall be provided as required by this chapter for the new use or occupancy. This requirement shall not apply to additions or alterations to single-family dwellings that do not increase the total floor area more than fifty (50) percent.

6. Rounding Off. When the required number of parking spaces is other than a whole number, the total number of spaces shall be rounded up to the nearest whole number.

7. Basis for Parking Calculation. When calculating the number of parking spaces required for a specific land use, the gross floor area of any building and the gross land area of any outdoor activity shall be used.

B. Number of Spaces Required. The number of off-street parking spaces required for new uses shall be based upon the type of land use, as follows. Where the tables of this subsection show more than one parking ratio for any use, the required number of spaces is the total of all ratios shown. (For example, mortuaries must provide one space for each one thousand five hundred (1,500) square feet of building area and one space for

each four seats in an assembly area.) (See subsection C for parking requirements for other specific uses.)

1. Minimum Required Parking. Unless a specific number of parking spaces is required by subsections (B)(2) through (B)(9) of this section or Article 17.56 (Specific Use Requirements) for a listed land use, improved off-street parking spaces are not required, as long as sufficient usable area is provided to meet the parking needs of all employees, visitors, and loading activities entirely on the site of the use.

2. Agricultural, Resource and Open Space Uses. Except for the specific uses listed in the following table, parking is required for agriculture, resource and open space uses as provided by subsection (B)(1) of this section.

Agricultural, Resource and Open Space Land Uses	Number of Parking Spaces Required
Agricultural processing	1 per 1,500 sq. ft. of use area
Equestrian facilities	1 per 4 stalls
Plant nurseries, retail	1 per 2,000 sq. ft. of land area

3. Recreation, Education and Public Assembly shall provide the following numbers of off-street parking spaces, except for ski facilities, which shall satisfy the parking requirements of subsection (C)(2) of this section:

Recreation, Education and Public Assembly Land Uses	Number of Parking Spaces Required
Campgrounds	See Section 17.56.080
Cemeteries (see also Mortuaries, columbariums)	As provided by the internal circulation system
Community centers	1 per 4 fixed seats; 1 per 40 sq. ft. of multi-use floor area if no fixed seats

Recreation, Education and Public Assembly Land Uses	Number of Parking Spaces Required
Houses of worship	1 per 4 fixed seats; 1 per 40 sq. ft. of multi-use floor area if no fixed seats; 1 per office or classroom
Libraries	1 per 500 sq. ft. of public use area
Membership organization facilities	1 per 100 sq. ft. of building area
Mortuaries, columbariums	1 per 1,500 sq. ft. of building area, 1 per 4 seats of assembly area
Museums	1 per 400 sq. ft. of use area
Outdoor commercial recreation	Determined by MUP or CUP
Golf driving range separate from course	1 per tee
Parks and playgrounds	1 per 10,000 sq. ft. of use area
Golf courses	4 per hole
Recreation and fitness centers	1 per 300 sq. ft. of floor area
Bowling alleys	4 per bowling lane
Health and athletic clubs	1 per 2 exercise machines, 1 per game court, 1 per 50 sq. ft. of open exercise area
Rural recreation	Determined by MUP or CUP
Schools - College and university	Determined by MUP or CUP
Schools – Elementary	1 per classroom and office, 1 per 10 assembly seats
Schools – Secondary	Determined by MUP or CUP
Schools - Specialized education and training	1 per 300 sq. ft. of floor area
Ski lift facilities and ski runs	See Section 17.54.060
Sport facilities and outdoor public assembly	1 per 4 seats
Temporary events	Determined by MUP or CUP
Theaters and meeting halls	1 per 4 seats

4. Manufacturing and Processing Uses shall provide the following number of off-street parking spaces at a ratio of one space per one thousand five hundred (1,500) square feet of use area, but no less than two spaces for each separate manufacturing or processing use or rental tenancy unless otherwise shown in the following table.

Manufacturing & Processing Land Uses	Number of Parking Spaces Required
Chemical products	1 per 1,500 sq ft of use area
Clothing products	1 per 500 sq ft of use area
Concrete, gypsum & plaster products	1 per 1,500 sq ft of use area
Electric generating plants	1 per 1,500 sq ft of use area
Electrical & electronic equipment, instruments	1 per 500 sq ft of use area
Explosives manufacturing and storage (Sec 15.300)	1 per 5000 sq ft of use area
Food products	1 per 500 sq ft of use area
Furniture and fixtures manufacturing	1 per 500 sq ft of use area
Glass products	1 per 500 sq ft of use area

Manufacturing & Processing Land Uses	Number of Parking Spaces Required
Industrial subdivisions	See specific uses
Lumber and wood products	1 per 1,500 sq ft of use area
Machinery manufacturing	1 per 1,500 sq ft of use area
Metal products fabrication	1 per 1,500 sq ft of use area
Motor vehicles & transportation equipment	1 per 1,500 sq ft of use area
Paper products	1 per 1,500 sq ft of use area
Paving materials	1 per 1,500 sq ft of use area
Petroleum refining and related industries	1 per 1,500 sq ft of use area
Plastics and rubber products	1 per 1,500 sq ft of use area
Printing and Publishing	1 per 500 sq ft of use area
Recycling, scrap and wrecking yards (Sec 15.600)	1 per 500 sq ft of use area
Slaughterhouses and rendering plants	1 per 1,500 sq ft of use area
Small scale manufacturing	
Stone and cut stone products	1 per 1,500 sq ft of use area
Structural clay and pottery products	1 per 1,500 sq ft of use area
Textile and leather products	1 per 1,500 sq ft of use area
Weapons manufacturing	1 per 1,500 sq ft of use area
Wholesaling and distribution	1 per 1,500 sq ft of use area

5. Residential Uses shall provide off-street parking spaces at a ratio of two spaces per dwelling unit, except where the following table requires a different number or type of spaces for a specific use, and except as provided below

a. Any single-family dwelling or duplex dwelling that fronts on a road which is signed for “No Parking,” or which has an improved width of less than thirty-two (32) feet, shall provide four off-street parking spaces, exclusive of carports or garages.

b. Apartments shall be provided with one off-street parking space for studio and one-bedroom units, and with one additional off-street parking space for units with two bedrooms or more. In addition, one off-street guest parking space shall be provided for every four units in an apartment complex, rounded upward to the nearest whole number.

Residential Land Uses	Number of Parking Spaces Required
Caretaker and employee housing	1 space per dwelling unit
Farm labor housing	As required by MUP or CUP
Home occupations	See Section 17.56.120
Mobile home parks	See Section 17.56.140
Residential accessory uses	No additional parking required
Residential care homes	1 per each 2 persons cared for
Secondary dwellings	See Section 17.56.200
Senior housing	See Section 17.56.210
Temporary dwelling	2 spaces per dwelling unit

6. Retail Trade Uses shall provide the following number of off-street spaces, but no less than two spaces for each separate retail trade use or rental tenancy.

Retail Trade Land Uses	Number of Parking Spaces Required
Auto, mobile home, vehicle and parts sales	1 per 1,500 sq. ft. of use area
Building material and hardware stores	1 per 1,500 sq. ft. of use area
Farm equipment and supplies sales	1 per 700 sq. ft. of use area
Fuel and ice dealers	1 per 1,500 sq. ft. of use area
Furniture, furnishings and equipment stores	1 per 1,500 sq. ft. of use area
Grocery and liquor stores	1 per 300 sq. ft. of floor area
Mail order and vending	1 per 300 sq. ft. of floor area
Nursery products	1 per 1,500 sq. ft. of use area
Outdoor retail sales	As required by subsection (B)(1) for seasonal sales
	As required for principal use for other outdoor sales
Restaurants and bars	1 per 100 sq. ft. of floor area
Restaurants, fast food	1 per 100 sq. ft. of floor area
Retail stores, general merchandise	1 per 300 sq. ft. of floor area
Roadside stands for agricultural products	1 per 100 sq. ft. of use area
Secondhand stores	1 per 300 sq. ft. of floor area
Shopping centers	1 per 200 sq. ft. of floor area

7. Service Uses shall provide the number of off-street spaces required by the following table, but no less than two spaces for each separate service use or rental tenancy.

Service Land Uses	Number of Parking Spaces Required
Banks and financial services	1 per 300 sq. ft. of floor area
Business support services	1 per 300 sq. ft. of floor area
Child day care	See Section 17.54.060(C)
Construction contractors	1 per 1,500 sq. ft. of use area
Correctional institutions	As determined by MUP or CUP
Kennels and animal boarding	1 per 300 sq. ft. of floor area
Laundries and dry cleaning plants	1 per 1,500 sq. ft. of use area
Medical services - Doctors' offices and clinics	1 per 175 sq. ft. of floor area
Medical services - laboratories	1 per 200 sq. ft. of floor area
Medical services - Hospitals and extended care	1 per bed
Medical services - Veterinary clinics and hospitals	1 per 300 sq. ft. of floor area
Offices	1 per 300 sq. ft. of floor area
Offices, temporary	1 per 300 sq. ft. of floor area

Service Land Uses	Number of Parking Spaces Required
Personal services	1 per 300 sq. ft. of floor area
Public safety facilities	As required by MUP or CUP
Public utility facilities	1 per 1,500 sq. ft. of use area
Repair and maintenance - Accessory to sales	As required for retail use
Repair and maintenance - Vehicle	1 per 300 sq. ft. of floor area
Repair and maintenance - Consumer products	1 per 300 sq. ft. of floor area
Service stations (1)	1 per service bay, plus 1 per gas service nozzle
Storage, accessory	As required for principal use
Storage of explosives	1 per 1,500 sq. ft. of use area
Storage of petroleum products for on-site use	As required for principal use
Storage yards and sales lots	1 per 1,500 sq. ft. of site area
Warehousing/Mini-storage facilities	1 per 1,500 sq. ft. of use area
Waste disposal sites	As required by MUP or CUP

(1) Where a mini-market is operated in conjunction with a service station, one space per three hundred (300) square feet of floor area in the store must be provided in addition to those spaces otherwise required by this section.

8. Transient Lodging Uses shall provide the following numbers of off-street parking spaces:

Transient Lodging Land Uses	Number of Parking Spaces Required
Bed and breakfast	2 spaces plus
	1 space per guest room
Hotels and motels	1 per guest room,
	1 per 300 sq. ft. of office,
	50% of the parking required by this section for other uses associated with the business
Recreational vehicle parks	See Section 17.56.080

9. Transportation and communications uses shall provide the number of off-street spaces required by the following table, but no less than two spaces for each separate transportation and communication use or rental tenancy.

Transportation and Communications Land

Uses	Number of Parking Spaces Required
Airfields and landing strips	1 per private hanger space, 2 per tie-down for based aircraft, 5 per regular commercial flight, 1 per 1,500 sq. ft. of site area
Broadcasting studios	1 per 500 sq. ft. of floor area
Communications facilities	1 per full-time employee
Harbor facilities and marinas	As required by CUP or MUP

Transportation and Communications Land

Uses	Number of Parking Spaces Required
Heliports	1 per 1,500 sq. ft. of use area
Pipelines and transmission lines	None required
Transit stations and terminals	As determined by MUP or CUP
Truck stops	1 per 1,500 sq. ft. of use area
Vehicle and freight terminals	2 per loading bay
Vehicle storage	1 per 300 sq. ft. of office area
	As needed for stored vehicles
Wholesaling and distribution	1 per 1,500 sq. ft. of use area

C. Parking Requirements for Specific Uses. The following are parking requirements for specific land uses, where such requirements are determined through calculations that are more complex than can be accommodated on the preceding tables.

1. Child Day Care. Child day care facilities shall provide off-street parking and loading facilities as follows:

a. Large and Small Family Day Care Homes. A minimum of two parking spaces shall be provided.

b. Child Care Centers. Parking shall be provided based upon the number of staff required by the capacity of the center, as determined by the license issued by the California State Department of Social Services:

i. One space shall be provided for every four children under the age of two.

ii. One space shall be provided for every twelve (12) children from the ages of two to five.

iii. One space shall be provided for every fifteen (15) children who attend the center after elementary school.

iv. One drop-off/loading space shall be provided for every ten (10) children.

2. Ski Facilities. Each operator (an owner, sublessee or other operator) of a ski lift facility shall provide off-street parking spaces, as follows:

a. Number of Spaces Required. As specified in the MUP/CUP conditions of approval.

b. Enlargement of Existing Facility. For ski lift facilities that are enlarged or increased in capacity after the effective date of this section, the additional parking required shall be determined by the hearing body considering the MUP/CUP.

c. Cross Country Ski Areas. The number of required parking spaces shall be determined by the hearing body which approves the MUP/CUP.

D. Adjustments to Numbers of Required Spaces. The number of parking spaces required by subsection B of this section, may be reduced as follows:

1. Compact Car Space Substitution. Parking lots with twenty (20) or more spaces may substitute compact car spaces for up to thirty (30) percent of the total spaces required.

2. Motorcycle space substitution. Parking lots with forty (40) or more spaces may replace regular spaces with motorcycle spaces. One regular space may be replaced for each forty (40) required spaces. Motorcycle spaces shall be a minimum size of three by six feet.

3. Parking Variances. As provided by Government Code Section 65906.5, variances from the parking requirements of this chapter to allow some or all required spaces to

be located off-site, or to allow in-lieu fees or facilities to be provided instead of required spaces, may be approved for non-residential uses only if the granting authority first finds that:

- a. The alternative parking proposal will be an incentive to, and a benefit for, the nonresidential development; and
- b. The alternative parking proposal will facilitate access to the nonresidential development by patrons of public transit facilities, particularly guideway facilities.
- c. Where required, parking for a non-residential use cannot be feasibly provided on the same site as an approved use. The Planning Director may allow the required parking to be located on an adjacent parcel without a formal variance provided that:
 - 1) The most distant parking space is not more than 400 feet from the use; and,
 - 2) The parking lot site is covered by a recorded easement in a form approved by County Counsel that links the parking to the site of the principal use for as long as the principal use exists.
 - 3) The parking lot site is not located in a residential zone unless the principal use requiring the parking is also allowed in a residential zone.
 - 4) The parking lot site is not within a road easement or private street.
 - 5) NOTE: See also the specific exceptions to the on-site parking requirements in the Combining Design Historic district (Sec 17.52.070).

Variances to the parking requirements of this chapter for residential projects may be considered pursuant to the provisions of Section 17.62.060 (Variance) of this chapter.

4. Mixed-use Projects. The number of required spaces may be reduced through the use permit review and approval process in mixed-use projects where it is

demonstrated that hours of operation of different uses will effectively allow dual use of parking spaces. (Ord. 5304-B (Exh. 1) (part), 2004; Ord. 5126-B (part), 2001)

17.54.070 Design and improvement of parking.

Required parking spaces and areas shall be located on their sites and designed as provided by this section, and the Placer County design guidelines manual.

A. Parking Lot and Parking Space Design and Layout. Except where otherwise provided by Section 17.54.060(D) (Adjustments to Number of Required Spaces) or subsection (F)(2) of this section (Disabled Space Location and Design), parking spaces shall be designed as follows:

1. Parking Space Size. Parking spaces shall be a minimum of nine feet by twenty (20) feet; compact car spaces shall be a minimum of eight feet by sixteen (16) feet.

2. Parking Lot Design. The design and layout of parking lots shall conform to the following standards, and as shown in Figure 17.54-B (Parking Lot Design). The following subsection identification letters correspond to the same in Figure 17.54-B.

a. Circulation Aisle Width. The minimum width of an aisle providing access to parking spaces or between parking rows shall be twenty-five (25) feet, except where one-way circulation or an alternative space layout is approved by the planning director as provided by subsection (A)(3) of this section.

b. Parking Row Width. The minimum width between curbs of a parking row with spaces on both sides of a circulation aisle shall be sixty-five (65) feet (as shown in Figure 17.54-C for "Typical 90°" spaces); sixty-one (61) feet where planter islands are designed to provide a two-foot vehicle overhang; or as shown in Figure 17.54-C for alternative space arrangements, when approved as set forth in subsection (A)(3) of this section.

c. Disabled Spaces and Ramps: Disabled parking spaces and access ramps shall be designed and located as provided in subsection (E)(2) of this section.

d. Planter Islands. Planter islands shall be located at least every ten (10) parking spaces and shall be designed as follows:

i. Minimum Width. Five feet where separate wheel stops are provided two feet away from the planter island; nine feet if cars overhang.

ii. Curbing and Landscaping Required. Planter islands shall be surrounded by six-inch wide curbing and landscaped.

iii. Curbing at Island Ends. Rounded curbing is required as shown in Figure 17.54-B, with a minimum radius of three feet, or half the planter width.

e. Perimeter Landscaping. All parking lots shall be provided a perimeter landscaping strip: a minimum of five feet wide where wheel stops are placed two feet away from the landscaping strip; a minimum of seven feet wide if cars overhang; and ten (10) to twenty (20) feet wide where the parking lot abuts a residentially-zoned lot. Perimeter landscaping shall be protected by a six-inch curb.

f. Perimeter Wall. A perimeter wall between the parking lot and any adjacent land use shall be provided when the parking lot abuts a residentially-zoned lot.

g. Trash Storage. Trash storage within or adjacent to a parking lot shall be of solid masonry or wood construction and approved by the local sanitary district.

h. Fire Hydrants. Fire hydrants shall be provided as required by the Placer County land development manual, the local fire district, and/or the California Department of Forestry and Fire Protection (CDF). The most stringent requirements shall apply.

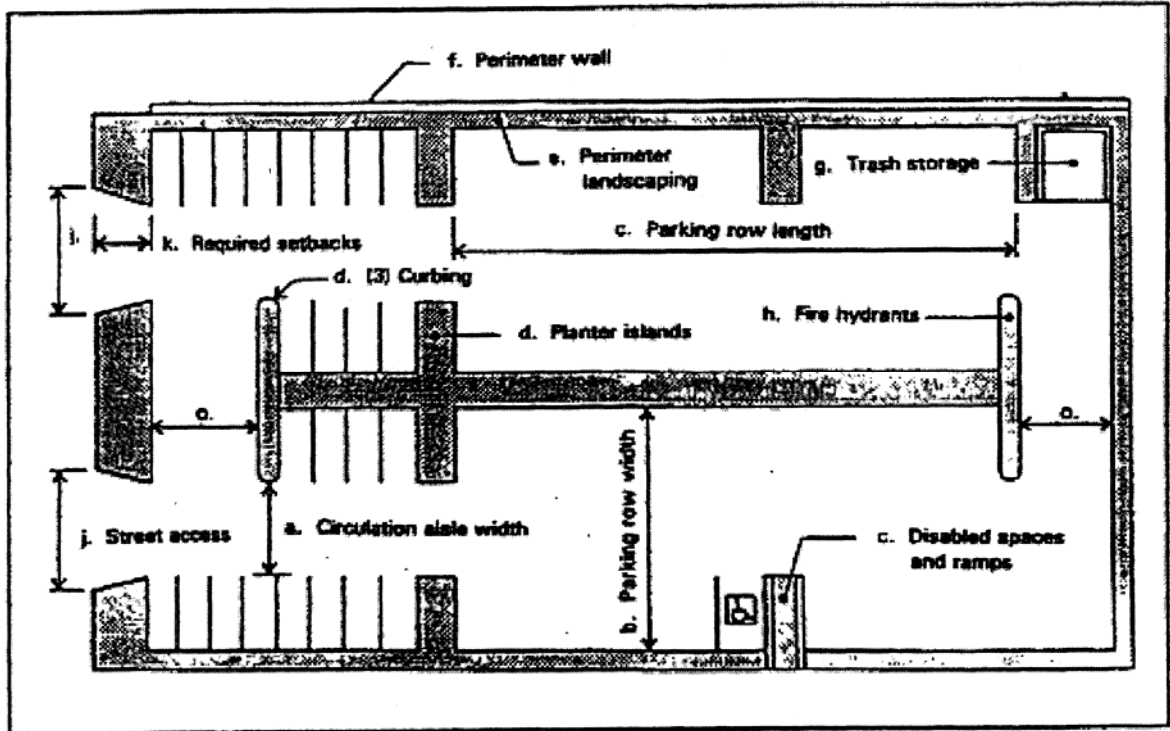
i. Lighting. Lighting shall be provided as required by project conditions of

approval, or as deemed appropriate by the development review committee (DRC), based upon the lighting standards contained within the Placer County design guidelines manual. The lighting patterns (i.e., the amount of light provided to the paved circulation areas) shall be coordinated with the design of the parking spaces and aisles so that maximum lighting benefit is derived from the placement of all approved light fixtures.

j. Street Access. Driveway aprons providing access to a parking lot from a street shall be a minimum of twenty-five (25) feet wide and a maximum of thirty-five (35) feet wide to serve two-way traffic. Driveway aprons providing access to a parking lot from a street and serving one-way traffic only shall be a minimum of twelve (12) feet wide and a maximum of sixteen (16) feet wide.

k. Required Setbacks. The first parking space adjacent to a street shall be set back a minimum of forty (40) feet from the curb line of the street.

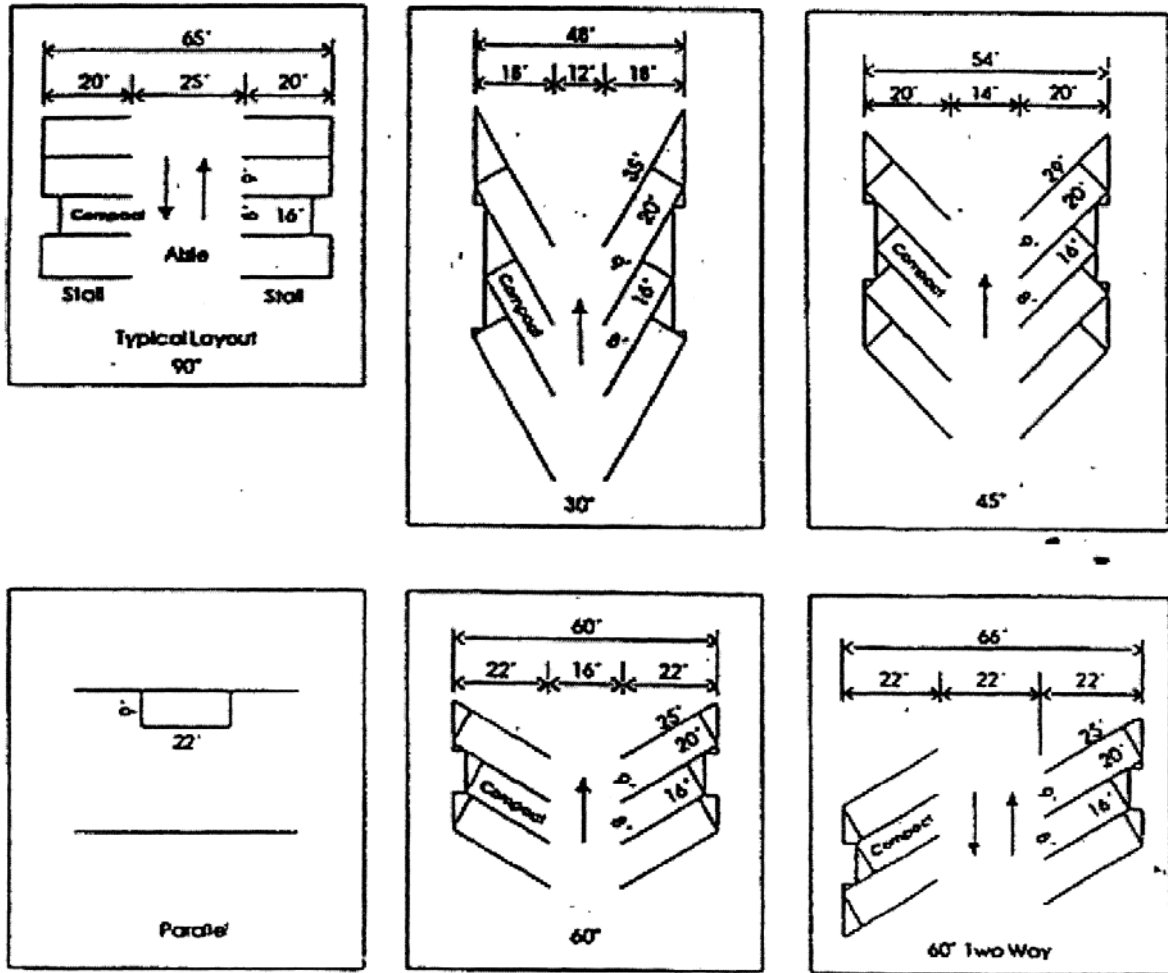
l. Slope. The maximum surface slope of parking spaces and aisles shall not exceed six percent in any direction.



**FIGURE 17.54-B
PARKING LOT DESIGN**

(Note: the identification letters and titles in Figure 17.54-B (e.g., “d. Planter islands”), correspond to the same letters in Section 17.54.070(A)(2).)

3. Design Alternatives. The planning director may approve alternate parking space sizes and aisle widths as shown in Figure 17.54-C (Alternative Parking Space Layouts) where parking spaces are proposed to be arranged at other than ninety (90) degree angles, and other alternatives to the planter island and landscaping requirements of subsection (A)(2) of this section where the Director determines that a site contains insufficient area to accommodate the required number of parking spaces and required planter islands or landscaping.



**FIGURE 17.54-C
ALTERNATIVE PARKING SPACE LAYOUTS**

B. Controlled Access Required. All parking spaces (including garage spaces) required for any land use other than a single-family dwelling shall be designed and located to enable the maneuvering of vehicles on the

site so that they may leave the building site to enter any public or private road in a forward direction.

C. Surfacing of Parking Areas. Required parking and circulation areas shall be surfaced as follows:

1. Single-family Dwellings. Surfacing shall be all-weather surfacing (e.g., aggregate base, chip seal, asphalt, concrete) and capable of supporting a forty thousand (40,000) pound vehicle load. Within the Tahoe Basin, any more restrictive standards established by the Tahoe Regional Planning Agency shall apply. (Advisory comment: the Tahoe Regional Planning Agency (TRPA) may impose special driveway construction requirements. Applicants should contact TRPA directly to determine if such requirements apply.)

2. Commercial, Industrial, Recreational, Institutional, Multifamily Residential and Other Nonsingle-family Uses. Surfacing shall be a minimum of asphaltic concrete or Portland cement concrete.

D. Landscaping of Parking Areas. Parking areas for multifamily dwellings, commercial and industrial uses shall be landscaped as provided by the Placer County landscape design guidelines, and design guidelines manual.

E. Specialized Parking and Circulation. The standards of this subsection apply to the design and construction of specialized parking and on-site circulation facilities.

1. Drive-through Facilities. The following requirements apply to any use with drive-through facilities:

a. Separation and Marking of Lanes. Each drive-through lane shall be separated from the circulation routes necessary for ingress or egress from the property, or access to any parking space. Each such lane shall be striped, marked, or otherwise distinctly delineated.

b. Stacking Capacity—Application Contents. The vehicle stacking

capacity of the drive-through facility and the design and location of the ordering and pick-up facilities will be determined by the development review committee or design review committee, based on the following information which shall be submitted as part of the use permit or design review application for the project:

i. Nature of the product or service being offered;

ii. How orders are processed and time required to serve a typical customer;

iii. Expected arrival rate of customers, peak demand hours and anticipated vehicle stacking required.

2. Disabled Space Location and Design. The location and design of parking spaces required for the disabled by Title 24 of the California Code of Regulations shall be as follows, instead of as provided by subsection A of this section. The number of disabled spaces required is determined by Section 17.54.050(B)(2). Project applicants should be advised that the federal Americans with Disabilities Act may impose different or additional requirements for disabled accessibility.

a. Location of Spaces. Disabled parking spaces shall be located as near as practical to a primary building entrance, and shall be located so that a disabled person will not be required to pass behind other parked vehicles in order to gain access to the building.

b. Minimum Space Length. Twenty (20) feet.

c. Minimum Space Width. If only one disabled space is provided, it shall be fourteen (14) feet wide and outlined to provide a nine-foot parking area and a five-foot loading and unloading area. Where more than one space is provided, two spaces can be located within a twenty-three (23) foot wide area striped to provide a nine-foot parking area on

each side of a five-foot loading and unloading area in the center. See Figure 17.54-D.

d. Maximum Space Slope. The surface slope of disabled parking spaces shall not exceed two percent (2%) in any direction.

e. Identification. Disabled parking spaces shall be striped and provided with identification signing as set forth in Section 2-7102, Title 24, California Code of Regulations.

f. Parking Structures. Entrances to and areas within parking structures shall have a minimum vertical clearance of eight feet, two inches (8'-2") where disabled parking spaces are required.

g. Van spaces. One in every eight (8) accessible spaces, but not less than one, shall be served by an access aisle that is a minimum of 96 inches wide and all such spaces shall be designed "Van Accessible." All such spaces may be grouped on one level of a parking structure.

h. Arrangement of parking space. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Also, the space shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways that are accessible to persons with disabilities shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space, except:

1) Ramps located at the front of accessible parking spaces may encroach into the length of such spaces when such encroachment does not limit the capacity of a

person with a disability to leave or enter a vehicle, thus providing equivalent facilitation; and/or,

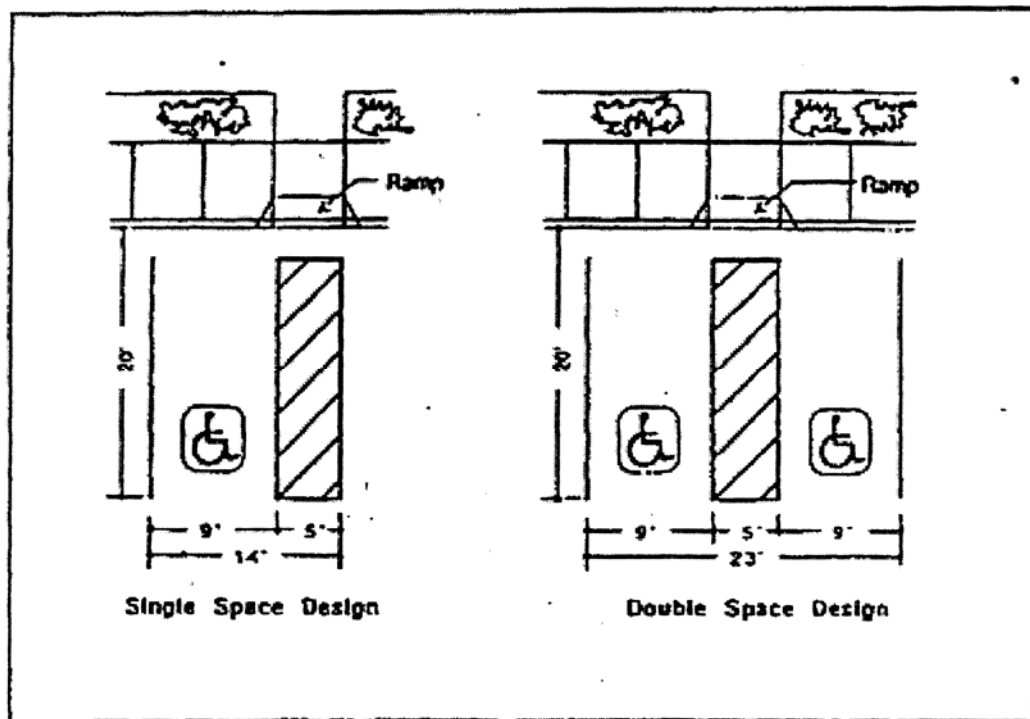
2) Where the Planning Director, in consultation with the Chief Building Official, determines that compliance with the requirements of this subsection would create an unreasonable hardship, if equivalent facilitation is provided.

3) Parking spaces may be provided which would require a person with a disability to wheel or walk behind other accessible parking spaces when the Planning Director, in consultation with the Chief Building Inspector, determines that compliance with these regulations or providing equivalent facilitation would create an unreasonable hardship.

i. Additional Requirements. The requirements for disabled site development established by the State of California "Regulations for the Accommodation of the Handicapped," including but not limited to curbs, ramps, and landing requirements, shall apply in addition to the provisions of this section. Information on such requirements is available from:

Office of the State Architect
Access Compliance Unit
1500 5th Street
Sacramento, CA 95814

Project applicants should be advised that the federal Americans with Disabilities Act may impose requirements for disabled accessibility that are different from those of Placer County or the state of California.



**FIGURE 17.54-D
DESIGN OF DISABLED PARKING SPACES**

(Ord. 5126-B (part), 2001)

17.54.075 Off-site parking.

Where required parking for a nonresidential use cannot be feasibly provided on the same site as an approved use, the planning director may allow the required parking to be located on an adjacent parcel, provided that:

- A. The most distant parking space is not more than four hundred (400) feet from the use; and
- B. The parking lot site is covered by a recorded easement in a form approved by county counsel that links the parking to the site of the principal use for as long as the principal use exists.
- C. The parking lot site is not located in a residential zone unless the principal use requiring the parking is also allowed in a residential zone.
- D. The parking lot site is not within a road easement or private street.
- E. Note. See also the specific exceptions to the on-site parking requirements in the combining design historic district, Section 17.52.070. (Ord. 5126-B (part), 2001)